

Differences between Manufactured/Mobile Homes and Modular Homes

	Manufactured/Mobile Home	Modular Home
Definition	A manufactured/mobile home is a building, which is built in a factory and remains on its transport frame throughout its useful life. The truck simply backs into the final resting place and unhooks and drives off.	A modular structure is built in a factory and placed onto a transporter just for the purpose of getting it from the factory to the site. It then must be lifted off the transport trailer by a crane and set upon a permanent foundation. The transport frame is then returned to the factory with the truck.
Transportation Method	It is transported on non-removable steel chassis, which remains a structural part of the home.	It is transported on a removable transporter. Transporter frame is not a part of the home and provides no structural support. Home must be placed on foundation with crane.
Codes	Follows Federal Codes only (HUD)	Follows Local and State Codes
Permanence	Although required to be secured to the ground, manufactured/mobile homes are considered removable and re-locatable.	Modular homes are not re-locatable and are considered a permanent structure once finally placed upon the foundation.
Is it allowed in the City Limits?	Manufactured/Mobile Homes are only allowed in licensed mobile home parks.	Modular homes are allowed anywhere that regular site-built homes are allowed.